LOT 27
IN OR 1691/1297
R378190 & R378191

GATLIN LINDA
PO BOX 715
HILLIARD, FL 32046-0715

2025

37-3N-24-2710-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

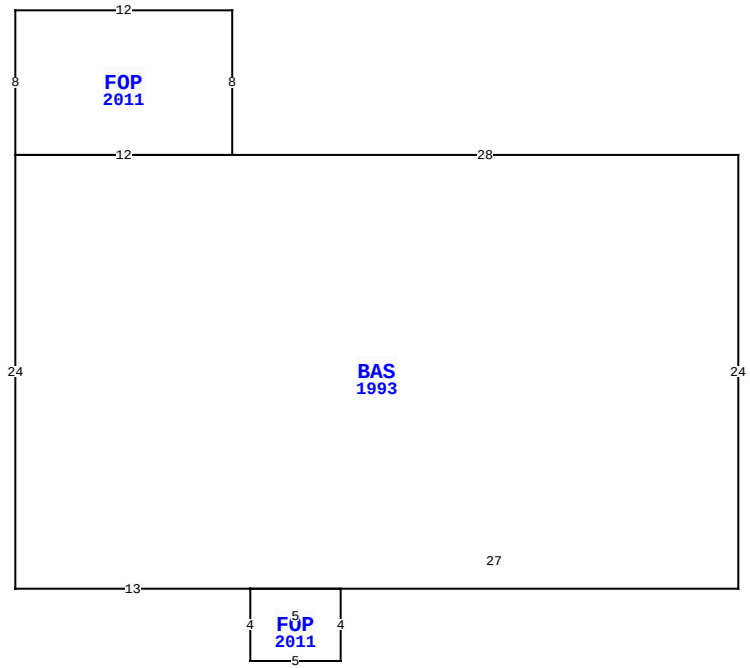
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	39,869
FOP	20	30	2011	6	249
FOP	96	30	2011	29	1,205
TOTALS	1,076			995	41,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	995	123.6000	98.88	98,386	1989	1999	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



36366 HOLIDAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	41,322
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	93,072
SOH/AGL Deduction	42,384
ASSESSED VALUE	50,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,688
TOTAL JUST VALUE	93,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25228	ADDITION	2,320	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1691/1297	7/30/2010	WD	U	I	11	18,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: GATLIN LINDA						
1677/0575	5/17/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTHEASTERN BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=2011] N8 W12 S8 E12$ W12 S24 E13
FOP=[YR=2011] S4 E5 N4 W5$E27 N24 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS